

Residential Demolition Application - 6 and 8 Croham Road

Date: June 25, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 8 Eglinton - Lawrence

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of a residential building at 6 and 8 Croham Road are being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building on each of the properties..

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 6 and 8 Croham Road and decide to:

1. Refuse the application to demolish the single family dwellings because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the single family dwellings without any conditions; or
3. Approve the application to demolish the single family dwellings with the following conditions:

- a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;
- b. that all debris and rubble be removed immediately after demolition;
- c. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
- d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no history for this property.

COMMENTS

On June 2, 2020, Toronto Building received an application to demolish an existing single family dwelling located at 6 and 8 Croham Road. .

In an email dated March 3, 2020, the owner indicated that these two properties are owned by Metrolinx and will become part of the Caledonia GO Station. The land will be used as a passenger pick-up and drop off area. Construction of the station is ongoing.

The application for the demolition of the residential buildings has been circulated to Urban Forestry and the Ward Councillor. The buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the properties are not on any potential list.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 6 and 8 Croham Road are residential and the applicant has not received a permit to replace the buildings or to redevelop the site. In such a case, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

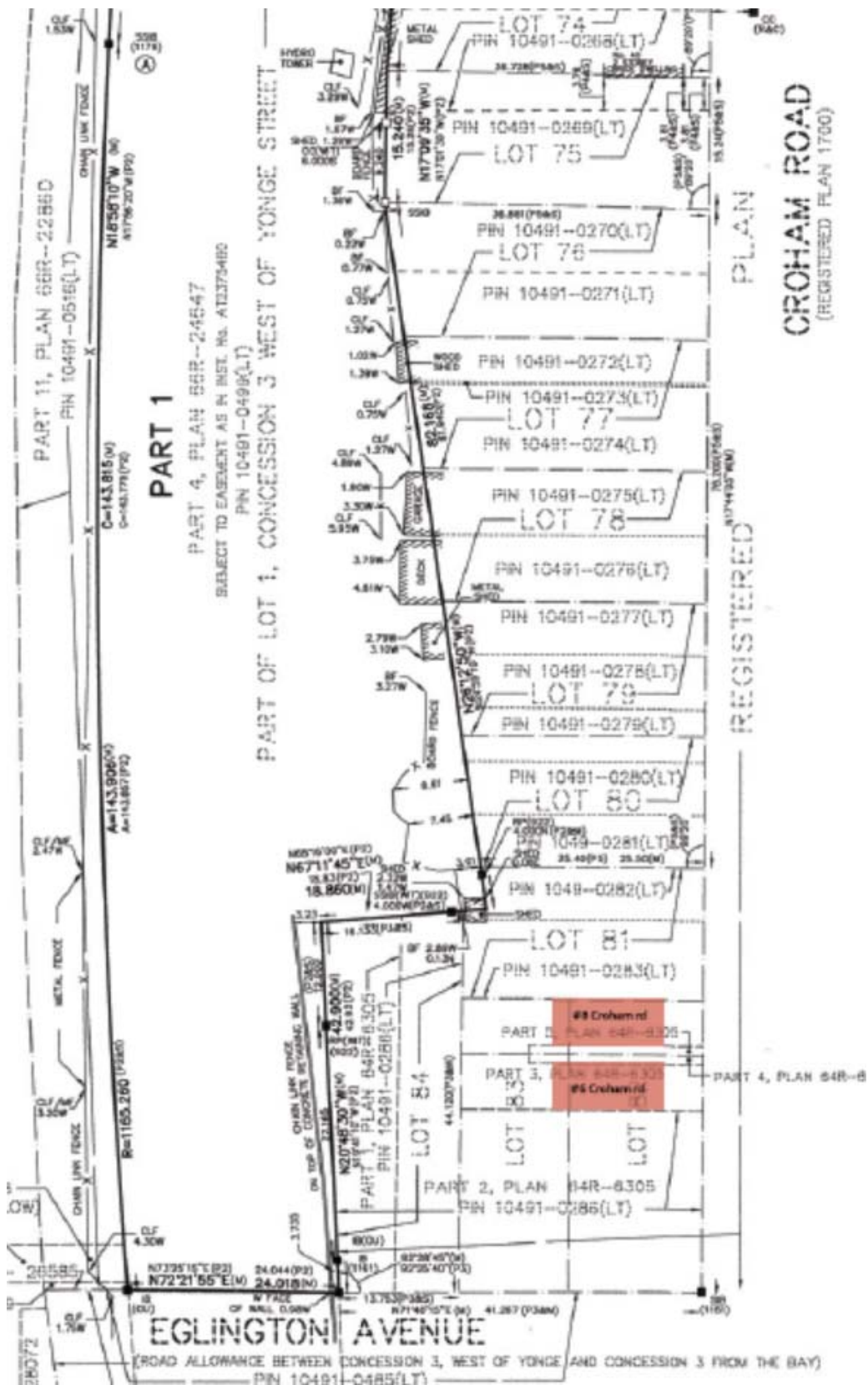
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SIGNATURE

Alan Shaw
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Email from Applicant



Attachment 1



To: Toronto Building Department, City of Toronto

From: Parth Suthaharan
Manager, GO Stations Capital Delivery, Capital Projects Group

Date: March 3, 2020

Re: Building Demolition on 6 & 8 Croham Road, Toronto, ON M6E 4X8

Metrolinx seeks a Residential Demolition Permit (without Replacement Building) from the City of Toronto to demolish the two detached houses located on 6 and 8 Croham Road. These properties belong to Metrolinx and are required to build the new Caledonia GO Station as noted in the Environmental Project Report (EPR) completed and approved in 2016 in accordance with Ontario Regulation 231/08.

The land at 6 and 8 Croham Road will serve as an access point and a laydown area during construction. Upon construction completion of the full GO station, the land is to be turned into a 'Passenger Pick-Up and Drop-Off' area to provide access to the GO station. As part of the station premises, this land will be maintained by Metrolinx.

Sincerely,

A handwritten signature in black ink, appearing to read 'Parth Suthaharan', with a stylized flourish at the end.

Parth Suthaharan, P.Eng
Manager, Stations Capital Delivery
Capital Projects Group
Metrolinx

Attachment 2